



## Elgar Avenue, London

Early viewings highly recommended for this substantial four-bedroom semi-detached house with off-street parking and garage. The home offers huge potential for extending and putting your own stamp and is situated in the heart of Ealing just a short walk from Ealing Common Park.

The property comprises of a large reception room (19'4 x 13'8) with original parquet flooring, a second interlinking reception room, separate kitchen and WC on the ground level. The first floor consists of two master bedrooms and a third smaller double bedroom along with family sized bathroom. The loft room is currently set up as a bedroom with a WC and wash basin.

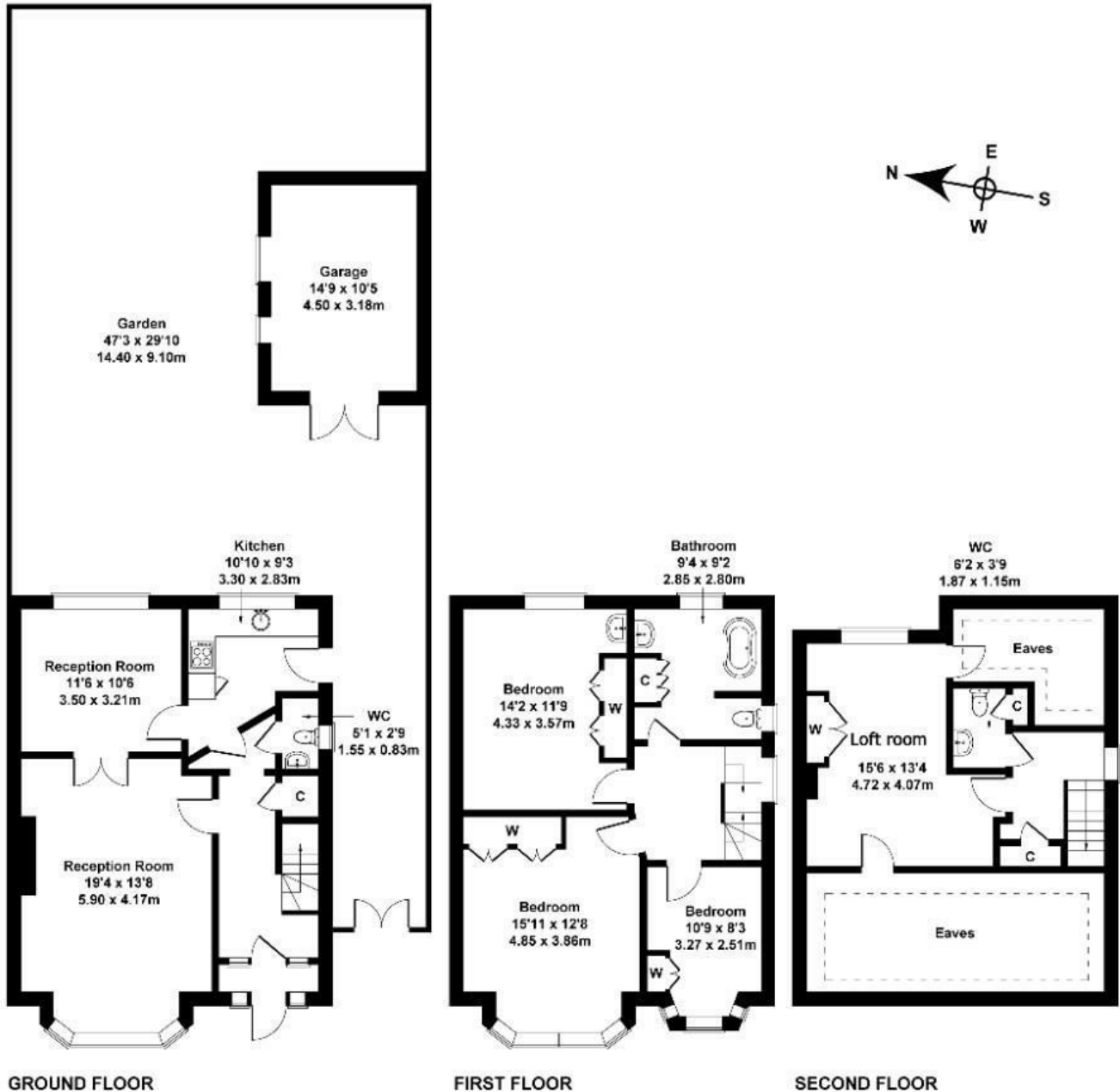
The property is currently in need of an overall modernisation and will suit someone looking to undertake a home project looking to tailor a large house into something special that will be the family home for many years to come.

£1,150,000

- Large semi detached house
- Three bedrooms plus loft room
- Close to Ealing Broadway
- Garage
- Off street parking
- Sought after location
- In need of modernisation
- No chain
- Local schools
- 50 foot garden

# Elgar Avenue

Approximate Gross Internal Area  
1518 sq ft - 141 sq m  
(Excluding Eaves/Garage)



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	